



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
Fax: 719-528-6848

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LETTER OF INTENT

September 1, 2022

**El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910**

Attn: **John Green/Current Planner**

Re: **Rezone Letter of Intent – EMPRISE ACQUISITIONS, LLC
APN 44000-00-056**

LAND DEVELOPMENT CONSULTANTS, INC. is representing EMPRISE ACQUISITIONS, LLC in this application for a rezone from RR-5 Residential to CS Commercial Services District for a commercial use classification for RV, BOAT AND VEHICLE STORAGE and future mini-warehouse storage units.

This site is located on the South side of US Highway 94 approximately ¼ mile west of Franceville Coal Mine Road. It is currently being used as a vehicle storage yard and has been since before the County zoned the property. It is surrounded by a variety of uses; vacant range land on the south zoned RR-5; undeveloped zone CS on the West; motocross race track on the North zoned RR-5; vehicle salvage yard and motocross race track to the Northeast zoned RR-5; a vehicle salvage yard on the East zoned RR-5 and an outside gun range to the South Southeast.

The owner's property consists of a total of 34.52 acres and is currently zoned RR-5. Their request is to rezone the property to the CS Commercial Services zone. This will allow them to continue to use the property for vehicle storage and expand the use to include RV and boat storage and future mini-warehouse units.

The property will continue to be served by an existing well and septic system. Electric service is provided by Mountain View Electric Association. Fire protection is provided by ELLICOTT FIRE PROTECTION DISTRICT.

The existing access point on Highway 94 will continue to be used and an Access Permit will be applied for from Colorado Department of Transportation. A traffic Study has been completed to be submitted with that Access Permit.

The EL Paso County Master Plan is not specific and advisory in nature, and notes that a majority of real estate and that that designation has been used as a "holding" until needs and requests arise. We find nothing within the Master Plan to the property.

Master Plan shows this area as suburban residential placetype, area likely to be annexed and new development.

Please state how a rezone to CS complies with the areas above as shown in the master plan

Once the property is re-zoned, development of the property will be per the specific requirements of the El Paso County Land Development Code and the Engineering Criteria Manual as they pertain to the requested CS Zone. The current plan for physical development of a site is to create gravel parking areas for the RV, Boat and vehicle storage.

This application is in general conformance with the El Paso County Master Plan including applicable Sub-Area Boundary (North Central) of the Highway 94 Comprehensive Plan, map print dated December 10, 2003.

El Paso County Water Master Plan anticipates that this area of the county would be reliant on water supplied by private wells, and septic systems to treat wastewater. The El Paso County Master Plan notes that, "With the exception of telephone service, electricity, and some roads, urban services are limited in most of the Planning Area. Within a 20-year planning horizon, contiguous development is not expected to extend east from the City of Colorado Springs to the Planning Area, nor is it likely that Colorado Springs will extend extra-territorial services. If urban services become available, they will result from some combination of local start-up facilities, gradual upgrades to existing services, or extensions of services from outside the Planning Area." This project would be consistent with the Plan in those regards.

Anticipating future needs the rezoning of the Property from RR-5 to CS would be beneficial to the growing Eastern Community through the development and provision of commercial services. A reduction of environmental impact through shortening shoppers commutes to services, and the resultant savings on energy, time, and money for the surrounding community will contribute to a better quality of life for local citizens. For the community the best use of this site would be re-zoning to CS.

This rezoning is in compliance with the applicable statutory provisions, including but not limited to C.R.S. §30-28-111 §30-28-113, and §30-28-116

Owner:
EMPRISE ACQUISITIONS, LLC
Don Kramer, Mgr. 720-201-6345
909 E Panama Drive
Centennial, CO 80121

Applicant
LAND DEVELOPMENT CONSULTANTS, INC. Do==
Daniel L. Kupferer 719-528-6133
3898 Maizeland Road
Colorado Springs, CO 80909

Thank you for your consideration,

LDC, Inc. by Daniel L. Kupferer
dkupferer@ldc-inc.com